

STATE OF TEXAS
COUNTIES OF POTTER
AND RANDALL
CITY OF AMARILLO

On the 21st day of September 2011, the Amarillo Local Government Corporation Board of Directors met at 11:30 a.m. on the Third Floor, Room 306, City Hall, 509 E. 7th Avenue, with the following members present:

Gary Pitner	President
Richard Brown	Vice President
Brian Eades	City Commissioner and Board Member
Glen Parkey	Board Member
Jim Simms	City Commissioner and Board Member
Les Simpson	Board Member
Jarrett Atkinson	City Manager and Ex-Officio Member
Dean Frigo	Assistant City Manager and Treasurer of the Board
Vicki Covey	Assistant City Manager
Marcus Norris	City Attorney
Donna DeRight	City Secretary and Secretary of the Board

Absent was Ron Boyd. Also in attendance was Paul Sander, Strasburger & Price, LLP.

ITEM 1: The meeting was called to order by Mr. Pitner.

ITEM 2: Mr. Pitner presented for approval the minutes of the regular meeting held on August 10, 2011. Motion was made by Commissioner Simms, seconded by Mr. Parkey, and unanimously carried, to approve the minutes.

Mr. Pitner advised that Item 8 – Public Forum on the agenda would be addressed at this time.

ITEM 8: Mr. Pitner advised that citizens could appear at this time on matters pertaining to policies, programs or activities of the Amarillo Local Government Corporation.

Susan Rogers appeared concerning her property at 1000 S. Jefferson. She commented that the area between Van Buren Street and Hayden Street and 11th Avenue including Ellwood Park is unsafe due to what goes there. She stated that some of the activities to occur in this area include, loitering, drunkenness, prostitution, and drug dealing. Mrs. Rogers advised that she has met with City Staff and members of the Police Department about the problems and how they could be addressed. She stated that with some police presence it has gotten better but until the situation is permanently dealt with, the problems will never completely go away. She expressed concern about how it will affect the downtown redevelopment efforts if the activities that go on in this vicinity are not resolved.

Commissioner Eades thanked Mrs. Rogers for making them aware of the situation. He stated that this is a matter that the City Commission and the Police Department need to review and determine the measures that should be taken to deal with the issues in this area. Commissioner Simms suggested a public improvement district could be formed by the property owners and that would allow additional security to be hired to serve the district. Jimmy Hammons, 1514 S. Pierce, also expressed concern about the safety in this area.

ITEM 3: Mr. Pitner asked Mr. Atkinson and Mr. Norris to review the roles and responsibilities of the Amarillo Local Government Corporation for the Downtown Development Projects as assigned and contemplated by the Amarillo City Commission.

Mr. Norris stated that Resolution No. 08-23-11-1 was passed by the City Commission and it sets out the roles and responsibilities of the Local Government Corporation. He advised that Sections 2, 3 and 4 set out recommendations, duties and the financing plan for Phase 1 of the downtown redevelopment projects. He stated that the Board needs to proceed with the agreements and documents necessary to complete the tasks and activities outlined in the Master Development Agreement in order to proceed with the three projects in Phase 1. Mr. Atkinson advised the Board that they will also need to look at moving forward with Phase 2 projects, consideration of a public improvement district and possibilities for the Herring Hotel. Mr. Brown asked for clarification to some of the items of responsibility referred to in the resolution.

ITEM 4: Mr. Pitner stated that the Board of Directors would convene in Closed Session to discuss the potential purchase, sell, or lease of downtown property, together with (i) economic incentives that may be available for a prospective or existing business and (ii) attorney-client communication and advice regarding same and, per Texas Government Code Sections 551.071, .072 and .087, as relates to proposed projects for downtown redevelopment. The Board convened in Closed Session at 12:51 p.m. and adjourned at 1:23 p.m.

Mr. Parkey excused himself from the meeting due to personal business. Mr. Pitner advised that Item 6 – Consideration of the Selection of Legal Counsel would be considered at this time.

ITEM 6: Mr. Pitner introduced Mr. Sander with Strasburger & Price, LLP for consideration as Legal Counsel for the Local Government Corporation. Motion was made by Commissioner Simms and seconded by Commissioner Eades to retain the firm of Strasburger & Price, LLP as Legal Counsel for the Local Government Corporation and authorize the President to execute all necessary documents. The motion carried unanimously.

ITEM 5: Mr. Pitner presented a resolution to create a committee of the Amarillo Local Government Corporation Board of Directors per Article II, Section 8, of the Bylaws. The committee will consist of not more than three members of the Board of Directors and will be charged with providing assistance and initial review in the negotiation of the required agreements, contracts, and other necessary items for the implementation of the Downtown Development Projects, Phase 1. Motion was made by Commissioner Eades, seconded by Commissioner Simms, to appoint Gary Pitner, Richard Brown and Glen Parkey to the Document Development and Review Committee and the following captioned resolution be passed:

RESOLUTION NO. 2

A RESOLUTION OF THE AMARILLO LOCAL GOVERNMENT
CORPORATION: APPOINTING A COMMITTEE; PROVIDING
SEVERABILITY CLAUSE; PROVIDING SAVINGS CLAUSE AND
EFFECTIVE DATE.

Voting AYE were Mr. Pitner, Mr. Brown, Commissioner Eades, Commissioner Simms and Mr. Simpson, voting NO were none; the motion carried by a 5:0 vote of the Board of Directors.

ITEM 7: Mr. Pitner advised that the next meeting of the Amarillo Local Government Corporation would be held on October 19, 2011 at 11:30 a.m. at City Hall, Third Floor, Room 306.

There being no further business, the meeting was adjourned.

Gary Pitner, President

ATTEST:

Donna DeRight, City Secretary